



Mount Vernon Country Club
Metropolitan District

RECEIVED

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FEDERAL COMMUNICATIONS COMMISSION
 OFFICE OF THE SECRETARY

To: Dr. Robert Cleveland,
 445 12th St. S.W.
 FCC Room 7-A265,
 Wash, D.C. 20554

From: James Martin
 President of Mount Vernon Country Club Metropolitan District

Date: July 13, 1999

RE: FCC revised PUBLIC NOTICE DA 99-1211 LOOKOUT MOUNTAIN,
 COLORADO. Historical Areas Impacted by Super-tower on Lookout Mountain
 in Golden, CO.

Dear Mr. Cleveland

The proposed DTV and FM broadcasting antennas and tower on Lookout Mountain would cause a severe visual impact to our historic Mount Vernon Country Club. The Mount Vernon Country Club (MVCC) was incorporated in 1922 and the historic clubhouse was built of native stone in 1923. It is one of the oldest private clubs remaining in Colorado. The original 1923 clubhouse is still in use as the main dining lounge. The club rich in heritage as a summer resort was and still is open for membership by anyone. The club currently has about 3500 members who frequently bring many guests to enjoy the views. The MVCC Metropolitan District may at some time in the future request that the clubhouse be designated as a historical site in the National Register of Historical Places.

MVCC is nestled in ponderosa pine forests and lush green meadows, two miles west and above Lookout Mountains summit. The proposed tower and antennas would be in the main direct viewing overlooking the beautiful Denver metro landscape. The proposed star mount system on top of the tower would be a major visual blight to the scenery. The sight would be obscured significantly by the tower at night when viewing the city lights from our location approximately 2,500 ft above Denver.

A large number of the 102 residences in MVCC were built in the 1920's with 26 additional homes build between 1946 and 1956. Only two additional homes have been built since 1956. Most of the homes have had significant additions and upgrades built onto the original cabins but some remain very rustic.

Calculations predict that since MVCC would be at the same elevation and in the main beam of the proposed transmitters that the Electromagnetic Radiation levels would increase by 2200%. According to recent EMR health studies this would expose the MVCC members and particularly its residents to potentially dangerous exposures if the tower is approved. This could forever adversely affect this volunteer orientated community that has operated the MVCC clubhouse and community since the 1920's.

James Martin

James Martin
 President of Mount Vernon Country
 Club Metropolitan District

See Attached 75 Year History of MVCC,

Historic Summary

75 YEARS OF MOUNT VERNON
MVCCMD

"A residential community developed
from homestead farms"

1922 - 1997

Compiled by Bob Weimer
Chairman, Financial Planning Committee

February 1997

"Use the past to know the
present and plan for the future"

75 YEARS OF MOUNT VERNON

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Financial data for confidential use
of MVCCMD residents only.

Foreword

On the occasion of the Seventy-fifth Anniversary of the Mount Vernon Country Club (MVCC), it seems appropriate to review past activities and important decisions and expenditures that created the community and clubhouse enjoyed by Proprietary and Social Members.

In selecting topics to be included in this summary, emphasis was placed on land acquisition and use and financial outlays related to infrastructure and community life.

Mount Vernon is what it is today because of thousands of hours of volunteer work by hundreds of residents who served on the Board of Directors and Committees. Ruth and I have lived in Mount Vernon since 1955 and have been most appreciative of the fantastic efforts of our neighbors to solve problems and to make the community a better place to live.

It is vitally important to recognize that vast improvements in the community infrastructure and land holdings would not have been possible without funds generated by the Clubhouse operation. Moreover, dedicated employees through the years have contributed to make the progressive of change possible for which we are thankful.

Early history of the MVCC area is part of a long range project to identify ownership and boundaries of all of the original homesteads. If you have abstracts or documents about the history, and are willing to share the information, please contact me.

I express my thanks to Louise Malnati for typing this summary and to Jim Taylor for reviewing and suggesting changes in the content.






For descriptions of historic community and Clubhouse activities and expenditures, the following references are available at the Club Office for review or acquisition by members:

- . The Mount Vernon Story or Life in Utopia, 23 p., 1966;
- . The Shining Mountains, 252 p., 1976;
- . Mount Vernon Country Clubhouse - - Then and Now, 27 p., 1967;
all by Georgina Brown, (long-time Club resident).
- . By-Laws and Rules & Regulations of Mount Vernon.
- . Mount Vernon Land Use Plan, 1980; ad hoc Land Use Planning Committee,
George Pring, Chairperson.
- . Summary of Mount Vernon Facilities Investments, 1922-1996
compiled by Jim Taylor and Bob Weimer.
- . Comparison of Mount Vernon Financial Audits, 1969-1996
compiled by Jim Taylor and Bob Weimer.
- . Mount Vernon Water System, September, 1951 - 1996
compiled by Bob Weimer.
- . Long Range Capital Outlay Plans, Board and Financial Planning Committee.

the old Mount Vernon Canyon Road and the Apex Gulch -- Lookout Mountain - - old Farm Road (Figure 1, A and B), U.S. Highway 40 was not built until 1937.

Among the many mountain subdivisions that were developed in the 1920's, what has made MVCC unique? Most important is the organizational structure as a corporation, and since 1926 with a Board of Directors of residents to serve to unify people for community action. Moreover, the residents own, or control, a large amount of undeveloped land, generally designated as open space. Finally, residents are dedicated to enjoy, develop and improve the Club for the benefit of Proprietary Members and the large number of Clubhouse Social Members.

LEGEND FOR FIGURE 1

-  Outline of Samuel Warren Land in 1922.
-  Outline of Bennett Land in 1922.
-  Outline of Mount Vernon Club Place on Plat filed in 1923 by Intermountain Realty Company and Title Guaranty Company.
-  Cultivated land for raising grain or hay; some areas were used for growing potatoes and vegetables; fields were planted in natural grasses for hay - now referred to as meadows or park land. (Outline of fields from recollections of Norm Ralston, air photo interpretation and site inspection.)
-  Houses in area in 1922.
1. Samuel Warren
 2. Walter Warren (house burned in 1939 or 1940)
 3. Virgil L. Bennett (main house burned about 1920);
Rock house, potato cellar and hand-dug farm well still present near old home site.
By 1922, Bennett had consolidated homesteads of O. M. Robbins and Hugh T. Craig.
 4. Fred Paddleford (married to Elsie Ralston)
 5. Hugh T. Craig (house burned about 1920)
 6. Richard Glaister - 1881
 7. Lucian M. Ralston (Shiller place)
 8. Old Johnson place; log cabin - east of Bennett property (occupied by Capt. Lucian H. Ralston, 1880 - 1887)
 9. O. M. Robbins
 10. Rilliet (1876)
 11. Rilliet - Sprucedale subdivisions
 12. Clear Creek Heights subdivision
 13. John D. Patrick house, 1860
 14. Stone foundation of Samuel Warren homestead house (abandoned)

A = MOUNT VERNON CANYON ROAD (1859)

B = OLD APEX GULCH - - FARM ROAD

Samuel Warren transferred title on 54 acres in E 1/2 of NE 1/4 of Section 11 and 40 acres in the SE 1/4, SE 1/4 Section 2, T. 4 S, R. 71 W. to the Title Guaranty Company.

1923 - Title Guaranty Company laid out and platted subdivision under the name of Mount Vernon Club Place. The filing "does grant and dedicate to the use of owners of lots and tracts in said subdivision a perpetual right of way over and along all roads and parking areas as shown upon this plat, and does hereby reserve a right of way for the construction, repair and maintenance of telephone, light and power lines and water mains and pipelines, with right of ingress and egress in connection therewith, over, across and under all of the lots and roads in said plat, to furnish service for the owners of property in said plat". Signed by President, M. Elliott Houston; and Secretary J. Tate Duncan; the Title Guaranty Company; April 2, 1923.

Original cost of subdivision, roads, golf course, water system, clubhouse and playgrounds was reported as \$200,000. The original land purchases are believed to have been for \$37,173, and average of about \$75 per acre.

1923 - Clubhouse completed and opened August 18, 1923 (cost \$60,000). Construction had started in March, 1922. Promotional materials circulated in 1923 are included in Appendix B with description of activities and plans.

1926 - In 1922, Intermountain Realty had assumed operation of Club until such time as 70% of the building sites were sold. By 1926, a majority of the lots had been sold and 60 cottages constructed.

An organizational meeting to form Mount Vernon officially as a type of homeowner association was held May 21, 1926, and a nine- member Board of Directors was elected with H. O. VanGilder as the first president. Following the meeting, a filing was made on June 22, 1926, to organize the Club as a non-profit corporation under Colorado Statutes (Appendix A).

1929 - Amendment filed to Articles of Incorporation formally acknowledging objectives of club to operate the Mount Vernon Country Club as a mountain community (Appendix B). By-Laws and Rules & Regulations governed operation.

1929-1940 - Stock Market crash in October, 1929, was start of Great Depression. These were difficult financial times to keep a mountain residential and recreational community in operation.

Many undeveloped lots, purchased by individuals, were sold in tax sales.

The original promoters sold no more lots after 1926; and, on March 29, 1939, the Title Guaranty Company conveyed the title to all unsold lots to the Mount Vernon Country Club Corporation.

1930 - Promotional materials from MVCC were circulated when Charles J. Rice was President (Appendices B & C).

1935 - Claude W. Blake was employed as Club Attorney and served as Executive Secretary until his death in 1957. Working with the Board of Directors, Claude was credited with keeping the

MOUNT VERNON AS A YEAR-ROUND RESIDENTIAL COMMUNITY 1947 - 1997

Life style in Mount Vernon changed with the advent of the commuter in the work force. Demand for permanent mountain dwelling during and after World War II resulted in old homes being renovated for year-round living and the sale of new home sites. Approximately 26 homes were built between 1945 and 1956 with many of the building sites sold to new members by the Corporation. In general, the new home construction was on building sites greater than 8 lots but in several cases, building was permitted on the early concept of 4 lot building sites.

Proprietary Members decided to clean up and reopen the Clubhouse in 1946 with some remodeling. In 1948, Eddie Ott, a well-known Denver restaurateur, was given the contract for the Clubhouse operation. He remodeled the dining room and constructed a bar on the north side of the Clubhouse. A new Social Membership of 5,000 was established, and slot machines in the bar became cash cows before being banned by the State as gambling machines. Initiation fee was \$10 and yearly dues were \$10. Ott successfully operated the Clubhouse until termination of his contract in 1957, when the Board of Directors assumed operation with Jon Rowell as Manager. Ott's contract settlement of \$100,000 over ten years was completed in 1966.

For many years, the Corporation office was maintained by Claude W. Blake, long-time Club attorney and Executive Secretary, at 620 Ernest and Cranner Building, Denver 2, Colorado. When Blake died in 1957, the office was moved to Club Place to a small residence owned by the Club, 200 feet west of the Clubhouse. The Club then retained the law firm of Fuller & Evans for legal advice.

Increased water usage related to year-round living and the construction of new homes, coupled with a decreased water supply because of a severe three-year drought (1954-1957), resulted in a moratorium passed by Proprietary Members, against issuing new building permits. At a Special Meeting of Proprietary Members, June 18, 1956, the following resolution was passed by unanimous vote of members present:

"That no building permits be issued by the Board of Directors for the building of new homes within the club area until the supply of available water is equal to 300 gallons per day per residence plus a 25% surplus of this amount, and that this supply has been maintained for a period of at least one year; that at the end of the first year under this test, if such minimum supply has been obtained, then a special meeting of members is to be called to discuss the possibility of issuing further building permits."

Although not written into the By-Laws, this resolution was adopted by the Board of Directors and became the policy of MVCC. New home building and expansion were stopped, but many decisions have been made since 1956 that have affected real estate and land use.

Land transactions since 1964, primarily to acquire open space and additional water supplies, are documented on Figure 2 with identification in the figure caption, and in the following chronology.

Figure 2

1. Ashley Addition - 84 acres, 1964; 2. Custer Addition - 600 acres, 1974;
 3. Acquired 4 acres from Warren family, early in 1940's; sold in 1982 to Ken Atkinson;
 4. Purchased approximately 20 acres, 1988; from G. Ashley Estate; established four lots (two with homes) that were sold in 1989; 5. Conservation Easement, 160 +/- acres to CCLC and Jeffco with trails. This land is mostly the original Warren homestead (1880); 6. Option for Conservation Easement - 320 acres to CCLC and Jeffco with trails; 7. Tract A-A (15 acres) of Mount Vernon Club Place 1923 filing included in Conservation Easement (5. above).
-

Chronology of Events Related to Land Use, Financial Expenditures and Infrastructure

1945 -1948 - Club was in poor financial condition. Board Members advanced \$100 apiece to meet current bills in 1946. The depression and war years left infrastructure in bad shape. A 1948 Clubhouse contract with Eddie Ott and a new Social membership of 5,000 gave the Club favorable finances and provided the basis for initiating new and sustained efforts to improve MVCC.

1946 - Repair Rock House for superintendent - cost \$8,495.

1950 - New pumper fire truck for volunteer fire department.

1951 - New superintendent house (west) \$12,919. Start of water system evaluation (refer to 1996 Weimer report for water supply activities 1951-1996).

1954 - Roads were black topped by County with Club paying only for materials.

1956 - The first comprehensive zoning laws governing mountain lands were passed in Jefferson County. MVCC was classified as Mountain Resident-1 property (MR-1). Minimum requirement for a County Building Permit was equivalent to 8 lots. Subsequently, amendments and new regulations for a building permit in the County have been enacted.

1957 - MVCC obtained contract from Golden to purchase water during summer months from Beaver Brook line. This was changed to a permanent water tap in 1963. A water tap with restricted use now under Lookout Mountain Water District.

1958 - Proprietary certificates issued to MVCC Proprietary Members (Art. 7, Sec. 2, By-Laws).

1960 - Swimming Pool membership and construction - \$94,261 (\$78,000 raised in sale of revenue bonds to members).

1960 - Fire District established with boundaries corresponding with 1923 filing of Mount Vernon Club Place.

1961 - New tennis courts at Five Points. Cost - \$2,200.

1962 - Main dining room construction, Clubhouse; \$200,000.

1964 - MVCC By-Laws and Rules & Regulations were amended to include new provisions related to zoning, building permits, water tap fees and Proprietary certificates. A minimum of 18 contiguous lots (approximately 1 acre) in an acceptable location was designated as a building site. A regulation was enacted that a Proprietary Member could not subdivide property. Building permit fee (based on 1/97 of Club assets) and water tap

be used for any residential, commercial or industrial use.

- 1975 - Completion of Phase I, Water Distribution System, \$95,663.
- 1978 - Start of work on Water Augmentation Plan to develop water supply from Custer addition (Custer Creek system).
- 1979 - Construction of new shop and garage building, \$49,312.
- 1979 - Renovate Clubhouse, \$473,116. Social Membership was between 6,000 and 6,500 from 1969 to 1977 and then declined to under approximately 4,000 from 1980 to 1986; since then stable at about 3,500.
- 1980 - Adoption of Land Use Plan which requires that financial need be established, and other conditions met, before land is sold by MVCC.
- 1980 - Club's line of credit cancelled by Colorado National Bank after four straight years of financial losses (1977 - 1980). Club borrowed \$31,000 at 12 1/2% interest from Proprietary Members until new line of credit was established at Jefferson Bank South. Yearly land payments for the Custer land were difficult to maintain.
- 1982 - Sold to Kenneth E. Atkinson approximately 4 acres near West Gate entrance for purchase price of \$65,000.
- 1982 - Placed for sale commercial site property near East Gate. (Land never sold. It is still on the market but not actively listed.)
- 1983 - Gift of small tract of land adjacent to East Gate and commercial site to Highland Rescue Team for construction of office and garage.
- 1984 - Water Augmentation Plan approved by District Water Court; provision for 120 water taps (refer to description of Water System by Weimer, 1996).
- 1984 - Start of well drilling and construction - Custer Creek water system.
- 1984 - Re-negotiated water agreement on Golden Water Tap (Beaver Brook Line) with the City of Golden and the Beaver Brook Water Consumers Association (now Lookout Mountain Water District); provides for 250,000 gals/year to commercial site or for Club use.
- 1984 - Establishment of Long Range Planning Committee that evolved into Financial Planning Committee (1988 to present) and Space Planning Committee (1991-1994).
- 1985 - Installed water line from Beaver Brook tap to commercial property site and the Highland Rescue Team building.
- 1987 - Completed Phase II of new Water Distribution System, December, 1987. Cost - \$361,342. Seven building sites used as collateral on loan from Bank Western. (Exemption written for Art. X, Sec. 6. of By-Laws.)
- 1987 - Request by Proprietary Member Lesuer to tear down old home and build new one on the same building site. Approved by Board but was not implemented by Lesuer. This approach for improving property was followed by Disborough in replacing the old Delehanty house. Blank was given permission to build a new home by transferring water tap from old Hamer house on property (house not torn down).
- 1987 - Paddle tennis courts purchased and installed. Cost - \$25,532.
- 1988 - Purchase of Glaister Ashley property for \$310,000 to prevent high density development (approximately 20 acres). Property divided into 4 building sites (2 with houses) for sale with additional expenditure of about \$21,000. Lots were sold in 1989 and Mount Vernon no longer has an interest in property.

- out of court. Total MVCC legal fees of \$80,000+.
- 1996 - Members voted to merge MVCC Fire District with Lookout Mountain and Idledale Districts. The consolidated district is named "Foothills Fire Protection District".
 - 1996 - Parking lot portion of 1994 Clubhouse improvement completed at cost of \$138,720; Accounting Office renovated at cost of \$50,000.
 - 1997 - New Proprietary Membership fee set at \$400. All current and future Proprietary Members become members of both pool and tennis.
 - 1997 - Social Membership: initiation fee - \$350; annual dues - \$240; tennis and swimming membership available for extra fees; golf privileges at nearby Red Rocks Country Club.
 - 1997 - March Open Houses at Clubhouse celebrating 75 year anniversary.

APPENDIX A

Legal Documents

35.1020.5

Filing #1563.

Filed.

MOUNT VERNON COUNTRY CLUB.

CERTIFICATE OF INCORPORATION.

Dated: March 21, 1922.

Ack'd: March 21, 1922.

Filed: April 1, 1922.

KNOW ALL MEN BY THESE PRESENTS, That we, O. Ben Haley, G. E. Killian and G. L. Killian, residents of the State of Colorado, have associated ourselves together as a corporation (not for pecuniary profit) under the name and style of MOUNT VERNON COUNTRY CLUB, for the purpose of becoming a body corporate and politic under and by virtue of the laws of the said State of Colorado, and in accordance with the provisions of the laws of said State, we do hereby make, sign and acknowledge in duplicate this certificate of writing of our intention so to become a body corporate under and by virtue of said laws;

FIRST: Corporate Name: MOUNT VERNON COUNTRY CLUB.

SECOND: Objects: To encourage and cultivate athletic sports, to promote social intercourse among its members, and to acquire by purchase, lease, gift or otherwise, and maintain, grounds for playing golf, tennis and other games, and a club house, with all the appurtenances, belongings, matters or things usual or desirable in connection therewith; and our said company is incorporated NOT FOR PECUNIARY PROFIT.

THIRD: Term of Existence: 20 years.

FIFTH: Principal Office: County of Jefferson, State of Colorado.

O. Ben Haley
G. E. Killian
G. L. Killian

Ack'd by O. Ben Haley, G. E. Killian and G. L. Killian before Elizabeth M. Murphy Notary Public. City and County of Denver, State of Colorado. Commission expires March 6, 1926. Seal.

39.788.4

Filing #1573, Filed August 25, 1926, CERTIFICATE: That O. Ben Haley, H. D. VanGilder and W. D. Wright, Jr. Citizens of the United States and residents of the State of Colorado, being desirous of forming a corporation not for pecuniary profit, under and by virtue of the provisions of Chapter 19 of the General Statutes of the State of Colorado, entitled "An Act to Provide for the Formation of Corporations". Approved March 14, 1877, have made, signed, acknowledged, and this

Forward.....

Book 302 Page 478....continued...

Ack'd by O. Ben Haley, H. D. Van Gilder and W. D. Wright, Jr. before Cecelia B. Mollot Notary Public. City and County of Denver, State of Colorado. Commission expires June 2, 1928. Seal.

42.743.5

Filing #1580, Dated May 31, 1929, Filed July 11, 1929, CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION: KNOW ALL MEN BY THESE PRESENTS, That we, Charles J. Rice Vice-President, (the President having been absent from the State of Colorado at the time of the meeting herein-after set forth, and still being absent) and Harry M. Barton, Secretary, of the Mount Vernon Country Club, a corporation other than for pecuniary profit and not having capital stock, duly authorized under and by virtue of the laws of the State of Colorado, do hereby make this our Certificate in triplicate, and in accordance with the said laws of the State of Colorado, we make the following statements:

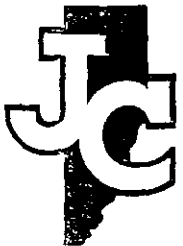
Pursuant to Meeting held April 24, 1929 the following resolution was adopted: That Article Second of the Articles of Incorporation of the Mount Vernon Country Club be, and the same is hereby amended, by adding thereto the following:

"Also to acquire, operate and control a water supply system and other utilities, and rights of way for, and, telephone, light and power lines, and water mains, pipe lines and roads, and use and operate the same, all for the exclusive use of Club members; also to enact and enforce restrictions concerning such use of private property within the Club areas; also to acquire, use, encumber, and sell real and personal property, and to do any and all things proper for a mountain residence and Country Club".

The Mount Vernon Country Club
By Chas. J. Rice Vice-President
and H. M. Barton Secretary

Subscribed and sworn to May 31, 1929 before Richard Downing, Notary Public. County of Jefferson, State of Colorado. Commission expires January 22, 1933. Seal.

Seal reads City and County of Denver, Colorado.



1955

THE JEFFERSON COUNTY ABSTRACT COMPANY

7580 West Colfax Ave.
Lakewood, Colorado
Phone: BElmont 7-1381

1120 Washington Ave
Golden, Colorado
Phone: Golden 148

Today at the Mount Vernon Country Club



Every day since its completion the Club House has been open for the entertainment of members and their friends. A dinner on the enclosed porch is complete enjoyment * * *

ON August nineteenth the club house was opened and the actual existence of the club began. Throughout the fall and winter months it remained open every day for the entertainment of members and their friends.

Today with a membership of more than four hundred the Mount Vernon Country Club is demonstrating the appeal of its purpose.

Homebuilding—the keystone of its permanent success, has progressed in a manner entirely remarkable. More than a score of tiny smoke trails in the sky already lead you to cosy firesides hid among the trees. Before the end of the present

summer close to a hundred cabins will be completed by the members of Mount Vernon.

Other members are meanwhile enjoying the privileges of the Club and taking delight in future plans for their homesites.

The Club house, which is the center of social life at Mount Vernon, is a building really worthy of the unique site it occupies. Built of rough stone, it belongs naturally to the crown of the hill where it stands. Every window frames a picture changing from the rugged walls of Clear Creek Canon to the gentle slopes of the golf course with its green wooded rim—or the endless panorama of foothills and plains.

The building is modern and complete in all appointments, lighted with electricity—supplied with running water from the Club's own water system, equipped with showers, and provided with restaurant facilities for the convenience of members. The main room, which is built around the great central fire place has been the scene of many enjoyable dances and dinners.

The conduct of the Club under the management of Mr. W. C. Line has been more than gratifying to its members. Meals have been uniformly excellent and the ease with which it can handle as many as 200 dinner guests has been repeatedly demonstrated. The Club operates its own motor truck to supply the needs of the Club House.

Development of the grounds has been pushed with all possible speed to keep in advance of homebuilders.

Today seven miles of permanent road has been completed on the property. Two miles of pipe line has been laid for the distribution of water. The water supply developed from its own wells is adequate for present needs, while additional water may be readily obtained should emergency demand it.

Its own offering of winter sports, and the proximity of the Rocky Mountain Ski Club have made Mount Vernon the center for many winter frolics. On New Year's Day 154 members and friends enjoyed the toboggan party on Tower Hill.

A fine stand of bluegrass is now appearing on the fairways of the golf course—the result of a ton of seed sown while the snow was still on the ground.

For the nature lover who enjoys sequestered spots, the location of the Club offers endless possibilities. The ever delightful Mountain Park trail from Lookout Mountain to Beaver Brook traverses the northern section of the Club grounds. The Denver game preserve (its unvisited side) is only a quarter mile distant.

There are wild, untrodden hillsides, vales and thickets that invite you in every direction.

The Mount Vernon Country Club lies in the very heart of Denver's Mountain Parks system and is served by both the Lookout Mountain and Vernon Canon roads. This insures accessibility the year around.

The Club's property is a half mile from the main road, giving freedom from the traffic annoyances of a main highway.

It is twenty miles from the Mount Vernon Country Club to Denver.

DIRECTORS
 STANLEY C. JACKSON
 PRESIDENT
 CHARLES J. JACOB
 VICE PRES. & SOUTHERN MTS. AND
 COUNTRY CLUB
 OSCAR H. JOHNSON
 EDITOR, MOUNTAIN & HILLSIDE
 COUNTRY CLUB
 DR. C. L. MONROE
 CHARLES J. RICE
 V. L. MONTGOMERY, JR., SECRETARY
 1415 CLINTON ST., DENVER

MOUNT VERNON COUNTRY CLUB

DENVER OFFICE
 214 COOPER BUILDING
 MAIN 6462 — PHONE — LEEGLIST 1102

CLUB HOUSE
 GOLDEN, MTD 3
 LEEGLIST 1102

DIRECTORS
 JOHN J. RICHMOND
 PENNEY, ROSS & HARRING
 OFFICIAL ENGINEER
 FRANK B. THOMAS
 SOUTHERN MOUNTAIN
 CHARLES H. THOMPSON
 1415 CLINTON ST., DENVER
 GEORGE E. WILLIAMS
 1415 CLINTON ST., DENVER

1930

Why Not Spend Your Summer Vacation In Your Own Mountain Cabin In the Heart of the Colorado Rockies?

Mount Vernon Country Club offers you all the thrills of a summer vacation in your own mountain home at a cost within the reach of those in moderate circumstances. Five hundred acres, off the public highway and under exclusive club control: twenty miles, or forty minutes, from the heart of Denver; three miles west of Lookout Mountain and Pahaska Tepee, site of Buffalo Bill's grave; one mile north of Genesee Mountain; adjacent to Denver's Mountain Parks; reached by two good highways, which are kept open the year 'round; in reality, Denver's finest mountain suburb, with scenery as beautiful as may be found in many days' travel.

The finest climate in the world, for both summer and winter. Acts like a tonic. The ozone in the air and the brilliance and purity of the sunshine make this the ideal vacation place. No dampness in the air, no mosquitoes and entirely free from dust. In the summer, every night under a blanket, always a bracing breeze, averaging twenty degrees cooler than Denver. Autumn considered by some the most glorious of all. Safe, healthful and happy surroundings for old and young, where friendly hospitality is the watchword.

The Club owns a commodious club house, built entirely of native stone at a cost of \$60,000, located upon the crest of one of the several hills. The equipment is complete, including a large dining room, with glassed-in porches, affording a magnificent panorama of mountain and plain, where meals may be had at reasonable prices, and a splendid dance floor surrounding a unique central fireplace open on four sides and burning six-foot logs, affording many pleasant hours to Club members and their families and friends — tea for two, a bridge luncheon or banquet, whichever you desire.

There is also a golf course (because of its natural beauty considered one of the most inspiring in the land), tennis courts, ample picnic grounds in a tree-sheltered location, and facilities for many games for children. There are provisions for winter sports, such as tobogganning and skiing.

There is also a water system (for exclusive use of members) and good roads. Electric light and telephone service is available at all times. The investment in Club House, Golf Course, Water System, Playgrounds, etc., is over \$200,000. Eighty members own their cabins and some of them reside at Mt. Vernon all the year. Neighbors not too near and not too far away. No other place in the mountains has so many desirable and essential features. Every day is a vacation day and may be enjoyed by all the family.

In the selection of home sites, Club members are afforded a variety of attractions, from the gentle slopes of the lower hillsides and cozy nooks among the pines to a perch on the rugged hilltops. Here the distance of a hundred yards will completely change the outlook of the world. Building sites may be had for as low as \$175 and cabins may be built from \$800 up.

The Club dues are low and those who love and enjoy the mountains, or desire the privileges of a country club, cannot afford to be without a membership. Dues are \$120 per year, payable \$10 monthly, plus 10% Government tax. This covers all usual Club privileges, green fees, etc., plus water supply, care and maintenance of roads and the services of watchman and caretaker for the entire year. It is the real vacation place.

The cabins shown in the attached cuts were among the first to be built on the Club grounds. Since then many others have been added, including a number of fine all-year homes costing \$5,000 to \$10,000. Many beautiful building sites are still available but an early selection is recommended.

For your convenience a card is enclosed herewith. If you will sign and return it to the office of the Mount Vernon Country Club, 214 Cooper Building, Denver, Colorado, requesting any additional details desired, they will be promptly furnished.

Let us know when you are coming and we will show you around.

MOUNT VERNON COUNTRY CLUB

